

PRELIMINARY REPORT

2015: E18 – *East Little York Road*

APPLICANT: Harris County Engineering Department

KEY MAP: 416

JURISDICTION: Harris County

LAMBERT: 5762

DISTRICT/PRECINCT:
Harris County Pct.: 1

PROPOSAL:

Harris County is requesting the realignment of Major Collector E. Little York Road, between C.E. King Parkway and John Ralston Road, on the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant states that the current alignment conflicts with an existing open sand pit where road construction is not feasible. The proposed alignment maintains east-west connectivity with a moderate change to the alignment. Two additional property owners would be affected by the amendment.

The applicant suggests that segments of E. Little York Road east of CE King Parkway are currently under design by developers as evidenced by the developments of Evergreen Villas, Hidden Meadow, Hidden Meadow East and Sunrise Pines. Property sales in the area are strong, increasing the likelihood of property on the proposed route being developed without allowances for the proposed roadway.

The applicant contends that if the current alignment is maintained, it would be very expensive to build a road across a sand pit because of soil stabilization issues. The current alignment impacts two property owners, PK B interests LP. and DCP Southern Hills Pipeline. The current alignment also appears to impact a detention pond closer to John Ralston Road.

The applicant also states that if the alignment is shifted to the north to avoid the sand pit, there are three property owners from which we would need ROW. These are Highland Management, Phillips 66 pipeline and Centerpoint Energy. If the alignment is shifted to the south to avoid the sand pit, there are also three property owners to the south from which we need ROW. These are Rebecca Baker, Bavaria CM I LTD and DCP Southern Hills Pipeline.

The applicant suggests that with all property owner impacts being equal, it would be better geometrically to shift the road to the north to follow the proposed tangent from the existing pavement at CE King Blvd.

An aerial from 2002 shows the beginning stages of sand pit construction for this area, and it appears that the sand pit was fully completed in 2008. The Major Thoroughfare alignment of E. Little York was added to the MTFP in approximately 1957 from Beltway 8 to the western side of town, to what is now Old Beckendorf Road. The 2003 map still showed this alignment. Between then and now, a section of East Little York Road was deleted between Mesa Road and John Ralston Road.